

CITY OF TALLAHASSEE

CITY COMMISSION AGENDA ITEM

ACTION REQUESTED ON: June 22, 2005

SUBJECT/TITLE: Introduction of Ordinance #05-O-58 Proposed Voluntary
Annexation of Ox Bottom/Thomasville Road Property

TARGET ISSUE: N/A

STATEMENT OF ISSUE

The owner of property located at the northwest corner of Ox Bottom and Thomasville Roads has petitioned the City for annexation of approximately 3 acres. The property is currently undeveloped. Current zoning is RP. Since the city does not have an RP zoning district, authorization to initiate a rezoning will be requested in conjunction with the annexation approval process.

The City Attorney has determined that this annexation fully qualifies under the statutory requirements of Chapter 171, Florida Statutes.

The County was advised of this proposed annexation on June 3, 2005, and a copy of the annexation petition was also forwarded on that date.

RECOMMENDED ACTION

Option 1 – Introduce Voluntary Annexation Ordinance # 05-O-58 Ox Bottom/Thomasville Road and set public hearing date for July 13, 2005.

FISCAL IMPACT

Based on the current property tax rate of 3.7 mills, this property would have generated approximately \$162 in tax revenues in 2004.

Dinah Hart
Senior Aide to the Mayor

Anita R. Favors Thompson
City Manager

For Information, please contact: Dinah Hart, ext. 8181

ITEM TITLE: Introduction of Ordinance #05-O-58 Proposed Voluntary Annexation of Ox Bottom/Thomasville Road Property

SUPPLEMENTAL MATERIAL/ISSUE ANALYSIS

HISTORY/FACTS & ISSUES

The owner of property located in the Garden Oaks of Piney Z (Tax I.D #1428204250000) has petitioned the City for annexation. The property is vacant. Current zoning is RP. The property is within the Urban Services Area. Approval of the annexation would support the Annexation Goals as identified in the Comprehensive Plan and the annexation strategy adopted by the City Commission.

No development plans have been submitted by the owner.

STATEMENT OF URBAN SERVICES

I. Introduction

The purpose of this statement is to provide information on the land use compatibility and level of urban services that will be provided to the proposed annexation of property located at the corner of Ox Bottom and Thomasville Roads.

II. Land Use

Staff has reviewed the proposed annexation of property located at the southwest corner of the Ox Bottom and Thomasville Roads intersection, parcel ID No. 14282042550000. The property is vacant and is currently within the County's RP zoning district. Staff is in the process of contacting the owner to determine development plans.

Staff finds the proposal consistent with the Comprehensive Plan, subject to the following provisions of Intergovernmental Element Policy 2.1.4 being adequately met:

- The annexation is in accordance with the requirements of Chapter 172, Florida Statutes as set forth in Policy 2.1.4[I].
- The plan for each annexation, shall be provided by the City Manager to the County Administrator, the County's Growth Management Director and the County Attorney at the time that it is provided to the City Commission, but no less than six (6) days before the first reading of the ordinance. All procedures for review and comment on the annexation as set forth in Policy 2.1.4[I] shall be followed.
- The City shall provide information as to how it will provide full urban services to the area to be annexed pursuant to Policy 2.1.1 [I].
- A description of how land use compatibility will be ensured, pursuant to Policy 2.1.4(a)[I].
- A description of how facilities will be provided and by which entity, pursuant to Policy 2.1.4(b)[I].
- A description of how the level of service standards will be maintained consistent with the Comprehensive Plan, pursuant to Policy 2.1.4 (c)[I].

- The amount of any agreed upon water and/or sewer rebate that will be due to the petitioner, pursuant to Policy 2.1.4(d)[I].

The following is provided as additional information related to this site:

- This property is in the Residential Preservation land use category on the Future Land Use Map.
- The current Zoning on this property is County RP, which allows low density residential. Single-family, duplexes, residential design mobile homes, and cluster housing are allowable within a range of zero to six units per acre. Residential density and development types are a major factor in the authorization of development approval and in the determination of the permissible density in the RP zoning district. Allowable density and development type must be consistent with any and all existing residential developments within the adjacent portions of the affected RP zoning district.
- Neighboring parcels to the north and east are within the city limits and are zoned PUD (Ox Bottom Meadows) and RP-1, respectively. Also, an area zoned RP-1 within the city limits is located approximately 500' to the south of the subject parcel.
- Neighboring parcels to the west and immediate south are in the county and are zoned RP.
- Staff recommends that the parcel be rezoned to the City's designation of RP-2, which has the same density, zero to six units per acre, as the County's RP district. Two-unit townhomes, currently not allowed within the County RP district, would be allowable in the City's RP-2.
- RP-2 is intended to preserve single-family residential character, would maintain consistency with the surrounding development, and would fulfill the City Commission's stated goal of considering higher City zoning densities when reviewing annexation proposals.
- If further information becomes available concerning the owner's development plans, the zoning recommendation may be amended accordingly.

III. Urban Services

The level of urban services that may be provided to the area proposed for annexation will be consistent with the level provided to areas within the City.

- A. Fire Protection Service – The City provides fire protection on an area wide basis. In the corporate limits, the fire department responds to alarms within an average of four (4) minutes. There is a hydrant located across the street on the Northwest corner. Fire station 9 located at 3208 Thomasville Rd. would be the primary response station and it is 3.5 miles away.
- B. Police Protection Service – Tallahassee maintains a comprehensive law enforcement program. The full range of these services will be provided to the area upon annexation.
- C. Growth Management – Staff has reviewed the proposed annexation and offers the following comments:

Concurrency:

A review of the concurrency street inventory indicates that it is unlikely that the development of the 2.92 acre parcel with RP uses would trip any transportation concurrency thresholds. A definitive determination of whether the development of the parcel would meet concurrency standards would depend upon the actual size and nature of the development.

Environmental Management:

1. GIS depicts a drainage easement coming into the property from Thomasville Road. There may or may not be a wetland associated with it. Notwithstanding the wetland issue, a field investigation did not identify any obvious environmental constraints.
2. The front of the lot adjacent to Ox Bottom Road appears to have significant slopes and will require that a Natural Features Inventory and Environmental Impact Analysis be approved before any development on the property is approved/authorized. The stormwater discharges into the Millstream Creek watershed which is not a closed basin. There are no known problems.

Land Use:

The site is currently zoned RP in the county and the city has no such zoning district; a rezoning, likely to RP-1 or RP-2, should be processed in conjunction with the annexation. No other land use issues are evident.

- D. Public Works/Street Maintenance and Right of Way Service – Public Works has reviewed the request and has no comments.
- E. Street Lighting – Tallahassee has a comprehensive program for the installation and maintenance of streetlights. The estimated cost for installation of streetlights is \$3700.
- F. Parks and Recreation Services – The City provides a comprehensive Parks and Recreation program and system of parks for its citizens. The site under consideration for annexation would be served by the A.J. Henry Park in Killearn, and by E.K. Phipps park to the west on Meridian Road. These two parks offer a variety of active and passive facilities for this area. Future development in this area will include the development of a passive park in Ox bottom Manor (FY08). These facilities should be able to handle this development with no concerns.
- G. Bus Service – The City owns and operates a public transit system. Annually, a system-wide analysis is performed to evaluate bus service within all areas of the corporate limits. Route 16 provides the closest service to the corner of Ox Bottom and Thomasville Road. The closest stop is located at Village Square Boulevard and Thomasville Road, approximately 2 miles away. Route 18 provides service at Raymond Diehl and Capital Circle (Outback Steak House), approximately 3 miles away. Additionally, the Dial-a-Ride program, a specialized transportation service for citizens who are disabled, will be extended to this area upon annexation. The Dial-a-Ride program is also available to citizens over the age of 60 on a space available basis.
- H. Electric Service – The City currently provides electric service to this area. Extension of electric service to new customers in the area will be in accordance with established policy and other utility agreements.
- I. Water and Sewer Service – Water and sewer are available on the North side of Ox bottom Road. A minor sewer extension would be required to provide service.
- J. Gas Service – Gas infrastructure is located on the west side of Thomasville Road and the south side of Ox Bottom Road. We are able to provide service to this property whether in the City or County limits.
- K. Stormwater Service – Stormwater services to the area will be provided at the same level as currently provided to areas within the City.

L. Solid Waste Service – Solid waste service for this parcel is readily available.

OPTIONS

Option 1 – Introduce Voluntary Annexation Ordinance # 05-O-58 Ox Bottom Road/Thomasville Roads Property and set public hearing date for July 13, 2005.

Option 2 – Set another date for public hearing.

Option 3 – Do not proceed with the proposed voluntary annexation.

RECOMMENDATIONS

Option 1 – Introduce Voluntary Annexation Ordinance # 05-O-58 Ox Bottom Road/Thomasville Roads Property and set public hearing date for July 13, 2005.

ATTACHMENTS/REFERENCES

Attachment 1 – Proposed Ordinance #05-O-58

Attachment 2 – Location Map

Attachment 3 – Annexation Petition